

**Adopted Minutes
Spanish Fork City Development Review Committee
January 22, 2014**

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Dave Oyler, City Manager; Junior Baker, City Attorney; Tom Cooper, Electric Operations Dispatcher; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks & Recreation Director; Chris Swenson, Chief Building Official, Steve Adams, Chief of Police; Cory Pierce, Staff Engineering; Joe Jarvis, Fire Marshal; Angie Warner, Deputy Recorder.

Citizens Present: Steve Maddox, Ray Dawson, Matt W. Brown, Scott Peterson, Mike Morley, Shirley Baxter.

Mr. Thompson called the meeting to order at 10:00 a.m.

ZONE CHANGES

Baxter

Applicant: Shirley Baxter

General Plan: Low Density Residential

Zoning: R-1-12 existing, R-1-9 requested

Location: 1502 South 1700 East

Dave Anderson explained that Ms. Baxter has the property where her existing home is located and the property to the west that she would like to subdivide. The request is for two lots and the zoning would have to be changed to R-1-9.

Ms. Baxter said there is a fence separating the properties already and they have a well located in the southwest corner of the property with the home on it that they would like to keep.

Chris Thompson stated that this request triggers the need for improvements to the property and Ms. Baxter would be required to connect utilities to the new subdivided properties as well as the existing home. If the property is not subdivided Ms. Baxter would be able leave the property as is.

Staff would have to research whether Ms. Baxter would be able to still use the well or not with the change.

Discussion took place about a connector's agreement.

Ms. Baxter said that she spoke with the secretary in the engineering office and the connector's agreement was never approved by the Council.

Dave Anderson pointed out that the surrounding property sizes are around 12,000 square feet. Mr. Anderson feels that this request R-1-9 would not pass with the surrounding properties zoned R-1-12.

Discussion took place regarding the different options that would work for Ms. Baxter.

Dave Oyler reviewed the utilities that Ms. Baxter would be required to hook up and the details of use and cost.

Mr. Baker **moved to continue** this item for one week to allow staff to research the connector's agreement and utility connection requirements as well as allowing Ms. Baxter to review the information provided today.

Mr. Johnson **seconded** and the motion **passed** all in favor.

Academy Park

Applicant: Scott Peterson

General Plan: Low Density Residential

Zoning: R-1-15 existing, R-1-12 requested

Location: 1150 West 1100 South

Mike Morley explained that this request is try to keep the price lower for the homes because of the industrial use of the neighboring the property.

Mr. Baker reviewed the Muhlestein Zone Change that was presented to City Council and was approved for R-1-15.

Mr. Morley understands the concerns of the Leland residents and explained that where they are not dealing with open land, they think that having the R-1-12 would be suitable and also the undesirable industrial neighbor that would behind the homes.

Mr. Baker said there would need to be a masonry wall put up between the homes and the industrial business.

Dave Oyler feels if they would have bigger lots it would give more space to have the homes further away from the industrial business.

Mr. Baker **moved to deny** the Academy Park Zone Change. Mr. Baker said the applicant can present to City Council and see if they have a different opinion.

Mr. Cooper **seconded** and the motion **passed** all in favor.

Mr. Morley clarified that there are no issues with the requirements but based on the past requests for that area the Zone Change might not pass. Mr. Morley will contact the City Council to get their feel on this request before they move forward.

Mayfield

Applicant: Edge Homes

General Plan: Low Density Residential

Zoning: RR existing, R-1-12 requested

Location: 175 North 2550 East

PRELIMINARY PLATS

Mayfield

Applicant: Edge Homes

General Plan: Low Density Residential

Zoning: RR existing, R-1-12 requested

Location: 175 North 2550 East

Dave Andersen explained when the applicant submitted the first Preliminary Plat it did not meet the lot requirements. The applicant resubmitted the plat with the changes that were requested and now meets the requirements. The Zone Change request is for R-1-12 and there should not be a problem because the surrounding is R-1-12 as well.

Mr. Baker **moved** to **approve** the Mayfield Zone Change & the Mayfield Preliminary Plat subject to meeting the City Development Standards.

Mr. Adams **seconded** and the motion **passed** all in favor. Mr. Oyler abstained from voting.

Discussion took place regarding LID, because this Edge Homes would like to start implementing LID into this development.

ORDINANCE AMENDMENTS

Title 15

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Andersen **moved** to **approve** the proposed Title 15 Ordinance Amendments.

Mr. Johnson **seconded** and the motion **passed** all in favor.

Mr. Swenson moved to **adjourn**.

Mr. Johnson **seconded** and the motion **passed** all in favor at 10:55 a.m.

Adopted: January 29, 2014

Angie Warner, Deputy Recorder